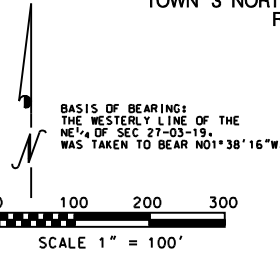
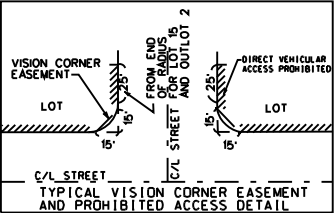
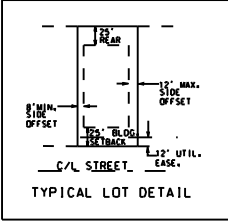


FOX RIVER LANDING AT THE MURPHY FARM

FINAL PLAT
PART OF GOVERNMENT LOT 1 OF SECTION 27, AND
PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 28,
TOWN 3 NORTH, RANGE 19 EAST, CITY OF BURLINGTON,
RACINE COUNTY, WISCONSIN



- NOTES:
1. TOTAL PARCEL OF LAND INCLUDED IN THE PLAT CONTAINING 13.50 ACRES.
 2. ALL DISTANCES HAVE BEEN MEASURED TO THE HUNDREDTH OF A FOOT. ANGLES HAVE BEEN MEASURED TO THE NEAREST 5 SECONDS AND HAVE BEEN COMPUTED TO THE NEAREST HALF SECOND.
 3. ALL OTHER LOT AND OUTLOT CORNERS MONUMENTED WITH A 1.05" O.D. x 18" IRON PIPE WEIGHING 1.13#/L.F.
 4. DIRECT VEHICULAR ACCESS TO C.T.H. "W" BY ANY LOT WITHIN THIS SUBDIVISION IS PROHIBITED.
 5. BUILDINGS FOR HUMAN HABITATION AND THE INSTALLATION OF SOIL ABSORPTION SYSTEMS ARE PROHIBITED ON ALL OUTLOTS.
 6. ALL LOTS TO MEET CITY OF BURLINGTON RS-2 ZONING: 11,000 S.F., MIN. - 70' MIN. WIDTH. 25' STREET/REAR SETBACK 8/12' SIDE YARD OFFSET
 7. PROPOSED ROADS TO BE DEDICATED PUBLIC STREETS AND 36" MIN. WIDTH. BACK TO CURB TO BACK OF CURB.
 8. OUTLOTS 1 AND 2 TO BE OWNED AND MAINTAINED BY THE FOX RIVER LANDING AT THE MURPHY FARM HOMEOWNER'S ASSOCIATION.
 9. DIRECT VEHICULAR ACCESS TO LOT 15 AND OUTLOT 2 SHALL BE RESTRICTED. SEE DETAIL.



UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRICAL AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY MCWAN VENTURES, LLP, GRANTOR, TO WE-ENERGIES, SBC AND THE LOCAL CABLE COMPANY, GRANTEEES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRICAL ENERGY FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN; AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES; THE GRANTEEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES OR COMMUNICATIONS FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR (4) INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

